

The Ten Primary Building Blocks of the Land Use Partnership Act

May 2009

1. MA communities need to plan ahead and zone accordingly.
2. MA communities need to take into account our broader interests on issues of common concern (economic development, housing, open space, water management, energy management).
3. It is not enough simply to ask MA communities to plan ahead and zone accordingly.
4. It is not enough simply to ask MA communities to take into account our broader interests.
5. It is too much to compel all MA communities to both (a) plan ahead and zone accordingly, and (b) take into account our broader interests, within a set period of time.
6. Zoning freezes arising from subdivision plans should be limited to the development being proposed and should not be effective after the community posts notice of a proposed zoning change.
7. Certain other changes, highly desired by communities, including relief from the ANR exemption and a shorter subdivision plan freeze, must be reserved for communities that plan ahead and take into account our broader interests. Otherwise, these changes may further limit new housing production in MA.
8. Subdivision plan approvals and site plan approvals should not be conditioned on off-site mitigation or other discretionary requirements and they should be reviewed on judicial appeal much like building permits.
9. Zoning changes should be by majority vote of the legislative body.
10. These are the most important and most needed changes to our planning and zoning statutes.